



## ZONING HEARING

BOARD OF COUNTY COMMISSIONERS  
THURSDAY, NOVEMBER 9, 2006 - 9:30 a.m.  
COMMISSION CHAMBERS - 2nd Floor  
STEPHEN P. CLARK CENTER  
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

**1. CENTURY BUSINESS PARK LLC (05-274)**

Location: The northeast corner of theoretical SW 157 Avenue and SW 120 Street, Miami-Dade County, Florida (67.8 Acres).

The Director of the Department of Planning and Zoning is appealing the decision of Community Zoning Appeals Board #11, which approved:

Zone changes to limited business district, minimum apartment house district, and single-family modified residential district, to permit zero lot frontage and access to a public street through private drives, and accompanying requests, which said requests have been revised and re-advertised as follows: Zone changes to limited business district, minimum apartment house district, and single-family modified residential district, to permit zero lot frontage and access to a public street through private drives, to waive the Kendall Tamiami Executive Airport regulations, and accompanying requests, on this site.

**2. IDALBERTO & ELOISA RODRIGUEZ (05-322)**

Location: 6422 SW 24 Street, Miami-Dade County, Florida (66.67' X 121')

The applicants are appealing the decision of Community Zoning Appeals Board #10, which denied without prejudice the following:

The applicants are requesting a zone change from single-family residential district to semi-professional office district, or in the alternative, a use variance to permit semi-professional office uses in a single-family residential district, & with either of the above requests, to permit an office building setback less than required from property line, a two way drive with less width, & less buffer trees & shrubs than required. Also requesting to waive zoning dedication regulations, smaller lot frontage & lot area, & less landscape open space than required, or in the alternative, to waive two required street trees & permit a landscape buffer smaller than required, smaller lot frontage & lot area, & less landscape open space than required, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the Planning and Zoning Department's ADA Coordinator, at (305) 375-2936 at least five days in advance of the meeting.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.